

IN RE: PETITION FOR SPECIAL HEARING  
W/S Dark Hollow Road, 700 ft. N  
Of Old Quarter Road  
15914A Dark Hollow Road  
5<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
Deborah Gay Mueck, Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-269-SPH

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property known as 15914A Dark Hollow Road, located in northwestern Baltimore County. The Petition was filed by Deborah Gay Mueck, property owner. Special Hearing relief is requested to approve the construction of a dwelling on the subject property, which will contain an apartment for the Petitioner's daughter. The subject property and requested relief are more particularly shown on the site plan marked into evidence as Petitioner's Exhibit No. 1.

Appearing at the requisite public hearing held for this case were Deborah Mueck, property owner, Lauren Mueck, her daughter, and Roy Snyder, the surveyor who prepared the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property was originally part of a larger tract owned by Mrs. Mueck's parents. Previously, that parcel was subdivided into four lots which were bequeathed to the Mueck children. Two of these conveyances were non-density transfers in accordance with relief granted in case 90-76-SPH, by then Zoning Commissioner J. Robert Haines, on November 7, 1989. Specifically, Mrs. Mueck's brother, Frank Phillips acquired a portion of the family property which was added to his existing lot and Mrs. Mueck's sister, Carol Lynn Osbourne, acquired a portion of the Mueck family lot which was added to her existing lot. Mrs. Mueck and her brother, Howard Edward Phillips, acquired the remaining two buildable lots from the Mueck family subdivision. Mr. Phillips' lot contains an existing 1-1/2 story frame house. Pursuant to the Baltimore County Zoning Regulations (BCZR), the property now owned by the Petitioner may be developed.

As to the Petitioner's property, same is 7.322 acres in area, zoned R.C.2. The property

ORDER RECEIVED FOR FILING

Date

By

2/25/99  
Deborah

is roughly rectangular in shape, presently unimproved, and enjoys vehicular access by way of a driveway from Dark Hollow Road. The Petitioner proposes constructing a single family dwelling thereon, as more particularly shown on the site plan.

The Petitioner indicated that she desires to include an attached apartment unit to the proposed dwelling. The apartment unit will be used by the Petitioner's daughter, Lauren Mueck. The apartment unit will have an exterior entrance and be served by its own utilities (e.g., electric and telephone). However, the apartment will be part of the dwelling and will be connected thereto.

The Petitioner indicated that the daughter's apartment is requested so as to provide the daughter with a private place to live, yet near her family. Mrs. Mueck also indicated that, as she ages, she and the daughter may actually switch living quarters so that she assumes the smaller apartment unit and her daughter resides in the larger area of the dwelling.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Special Hearing. In my judgment, the "in-law" apartment, which is requested in this case, is appropriate. I carefully explained to the Petitioner at the hearing that the apartment can only be used by a family member and cannot be rented. The Petitioner indicated that she understood and appreciated that restriction in the BCZR and would not object to a condition noting same within the Order.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 25<sup>th</sup> day of February 1999, that the Petition for Special Hearing to approve the construction of a dwelling on the subject property which would contain a daughter's apartment, be and is hereby GRANTED, subject, however, to the following restrictions:

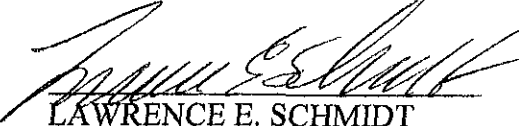
1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired.

ORDER RECEIVED FOR FILING

Date

By

2. The apartment unit can only be used by a member of the Mueck family and cannot be utilized as an independent unit or rented.

  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING  
Date 12/21/99  
By Mr. Givah



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

February 24, 1999

Mrs. Deborah Gay Mueck  
611 Streaker Road  
Sykesville, Maryland 21784

RE: Petition for Special Hearing  
Case No. 99-269-SPH  
Property: 15914A Dark Hollow Road

Dear Mrs. Mueck:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
Encl.



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

#15914A Dark Hollow Road

which is presently zoned

RC 2

This Petition shall be filed with the Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

The Construction of a dwelling which would contain a daughter apartment.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Deborah Gay Mueck

(Type or Print Name)

Signature

(Type or Print Name)

Signature

611 Streaker Rd.

410 795 7715

Address

Phone No

Sykesville

MD 21784

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Roy Snyder

Name

1911 Hanover Pike Hampstead, MD 21074

Address

Phone No

410 239 7744

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

1-19-99



Revised 9/5/95

99-269-SPH

*A. L. Snyder*  
Surveyor, Inc.  
1911 Hanover Pike  
Hampstead, Maryland 21074

(410) 239-7744

Zoning Description

(410) 374-9695

#15914A Dark Hollow Road

Beginning at a point in the center of Dark Hollow Road at a distance of 700 feet, more or less, north of Old Quarter Road; thence the following courses,

- 1.) N 66° 40' 54" W 246.05 feet; thence,
- 2.) S 38° 47' 06" W 124.50 feet; thence,
- 3.) S 37° 46' 04" W 326.00 feet; thence,
- 4.) S 36° 24' 47" W 263.70 feet; thence,
- 5.) N 51° 36' 13" W 502.67 feet; thence,
- 6.) N 37° 06' 34" E 548.00 feet; thence,
- 7.) S 69° 50' 36" E 450.00 feet; thence,
- 8.) S 76° 47' 58" E 83.77 feet; thence,
- 9.) S 66° 40' 54" E 241.32 feet; thence,
- 10.) S 12° 12' 06" W 10.19 feet to the point of beginning.



Containing 7.322 acres of land, more or less.

Being all those two parcels of land conveyed by James A. Cover and Dorothy Cover to Deborah Gay Mueck, by deed dated May 31, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 9015 folio 268 etc. Also known as #15914A Dark Hollow Road and located in the Fifth Election District of Baltimore County, Maryland.

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-269-SPH  
15914A Dark Hollow Road  
W/S Dark Hollow Road, 700'  
N of Old Quarter Road  
5th Election District  
3rd Councilmanic District  
Legal Owner(s):  
Deborah Gay Mueck  
*Special Hearing:* for a family  
apartment.  
Hearing: Tuesday, February  
23, 1999 at 2:00 p.m. in  
Room 106, County Office  
Building, 111 West Chesapeake  
Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible; for  
special accommodations  
Please contact the Zoning  
Commissioner's Office at  
410-887-4386.

(2) For information concerning  
the File and/or Hearing,  
Contact the Zoning Review Office  
at 410-887-3391.  
2/071 Feb. 4 C288501

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/4/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/4/, 1999.

**THE JEFFERSONIAN,**

*A. Henickson*

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYL D  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

Item No. 269 062352

DATE 1.15.99 ACCOUNT R-001-6130  
AMOUNT \$ 50.00

RECEIVED FROM: Reborah G. Mueck

FOR: Residential Special Hearing Filing Fee  
7115914 A Dark Hollow Rd

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED ACTUAL TIME  
1/19/1999 1/19/1999 10:23:56  
R G WOOD CASHIER LSN1 LXS DRAWER 5  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 091397  
CH NO. 062352  
50.00 CHECK  
Baltimore County, Maryland

99-269-SPH

CASHIER'S VALIDATION



CERTIFICATE OF POSTING

RE Case No.

99-269-X

Petitioner Developer

D.G. MUECK, ETAL

L. SNYDER, L.S.

Date of Hearing Closing

2/23/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at

#15914-A, Dark Hollow  
Road.

The sign(s) were posted on

2/8/99

(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 2/18/99

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD, 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410 905-8571

(Telephone Number)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 269

Petitioner: DEBORAH GAY MUECK

Location: 15914 A DARK HOLLOW ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DEBORAH GAY MUECK

ADDRESS: 611 STREAKER ROAD

SYKESVILLE, MARYLAND 21784

PHONE NUMBER: 410.795.7715

AJ:ggs

(Revised 09/24/96)

**99.269-SPH**

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-269-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: A special Hearing to allow construction of  
adwelling which would contain a (daughter)  
apartment.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**

TO: PATUXENT PUBLISHING COMPANY  
February 4, 1999 Issue - Jeffersonian

Please forward billing to:

Deborah Gay Mueck                      410-795-7715  
611 Streaker Road  
Sykesville, MD 21784

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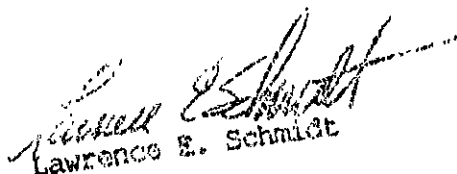
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-269-SPH  
15914A Dark Hollow Road  
W/S Dark Hollow Road, 700' N of Old Quarter Road  
5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Deborah Gay Mueck

Special Hearing for a family apartment.

HEARING: Tuesday, February 23, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

  
Lawrence E. Schmidt

5C)  
LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 28, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-269-SPH  
15914A Dark Hollow Road  
W/S Dark Hollow Road, 700' N of Old Quarter Road  
5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Deborah Gay Mueck

Special Hearing for a family apartment.

HEARING: Tuesday, February 23, 1999 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

*scj*  
Arnold Jablon  
Director

c: Deborah Mueck  
Roy Snyder

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FEBRUARY 8, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

February 18, 1999

Mr. Roy Snyder  
1911 Hanover Pike  
Hampstead, MD 21074

RE: Item No.: 269  
Case No.: 99-269-SPH  
Location: 15914A Dark Hollow Road

Dear Mr. Snyder:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 19, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 2-8-99

FROM: R. Bruce Seeley, Project Manager *RB/JS*  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/1/99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

Item #'s:

268  
269  
270  
271  
272  
273  
274  
275  
276

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** February 2, 1999

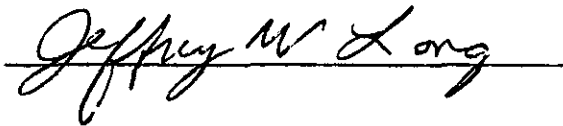
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 262, 265, 268, 269, 274, and 276

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL





**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 1-26-99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 269 JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*lc* Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

January 28, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP 1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 1, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

268, (269) 270, 271, 272, 273, 274, 275, 276, and 277

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4891, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: February 10, 1999

FROM: *pub* Robert W. Bowling, Supervisor  
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for February 8, 1999  
Item Nos. 268, 269 274, 276, and 277

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

RE: PETITION FOR SPECIAL HEARING  
15914A Dark Hollow Road, W/S Dark  
Hollow Rd, 700' N of Old Quarter Rd,  
5th Election District, 3rd Councilmanic

Legal Owners: Deborah G. Mueck

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-269-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 27<sup>th</sup> day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Roy Snyder, 1911 Hanover Pike, Hampstead, MD 21074, representative for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

Petitioner's

~~PROTESTANT(S)~~ SIGN-IN SHEET

PLEASE PRINT CLEARLY

NAME

ADDRESS

Rox Snyder

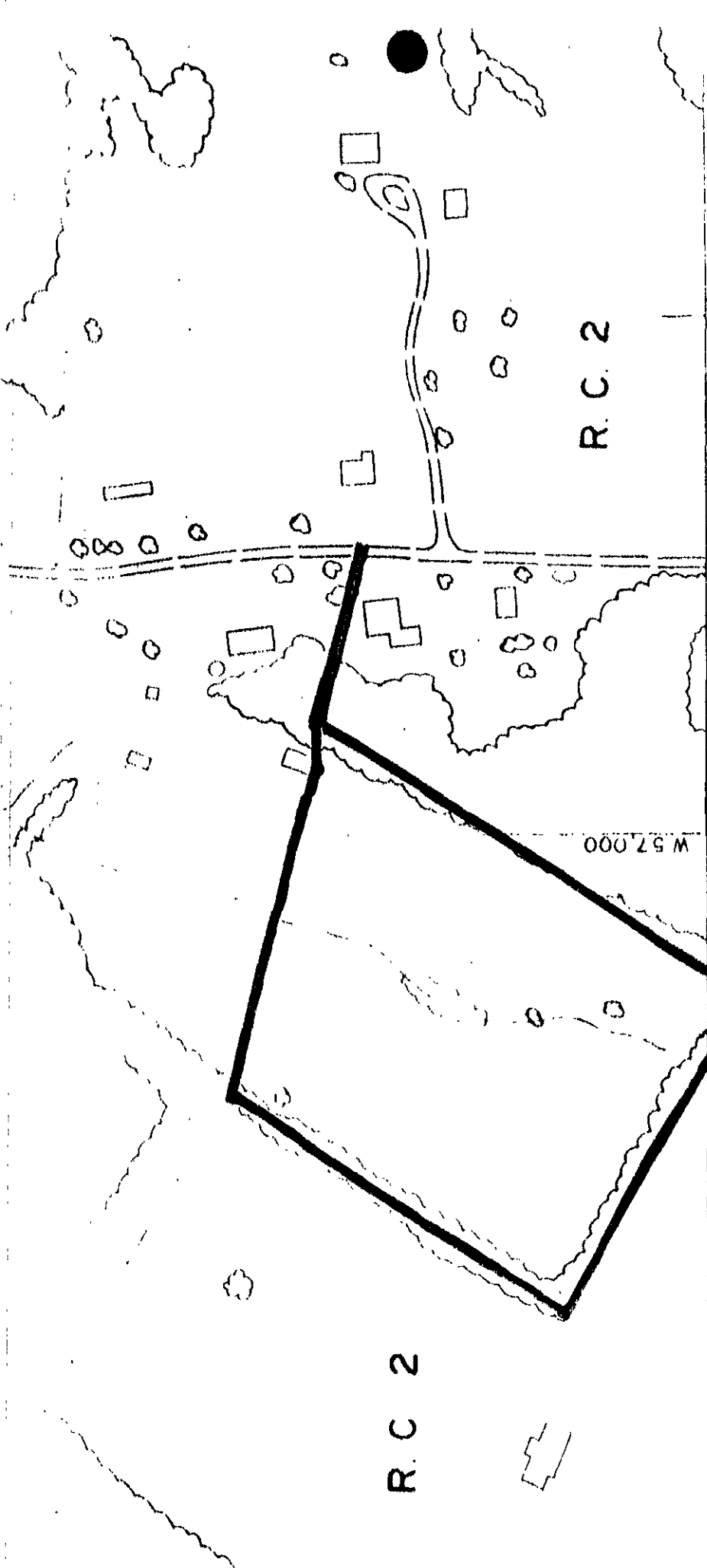
1211 Hamner Pike Haystack 21074

Deborah Mueck

611 Streaker Rd Sykesville 21784

Lauren Mueck

7525 Rt 99 Woodbine, MD 21797



#269

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE

1" = 200' ±

LOCATION

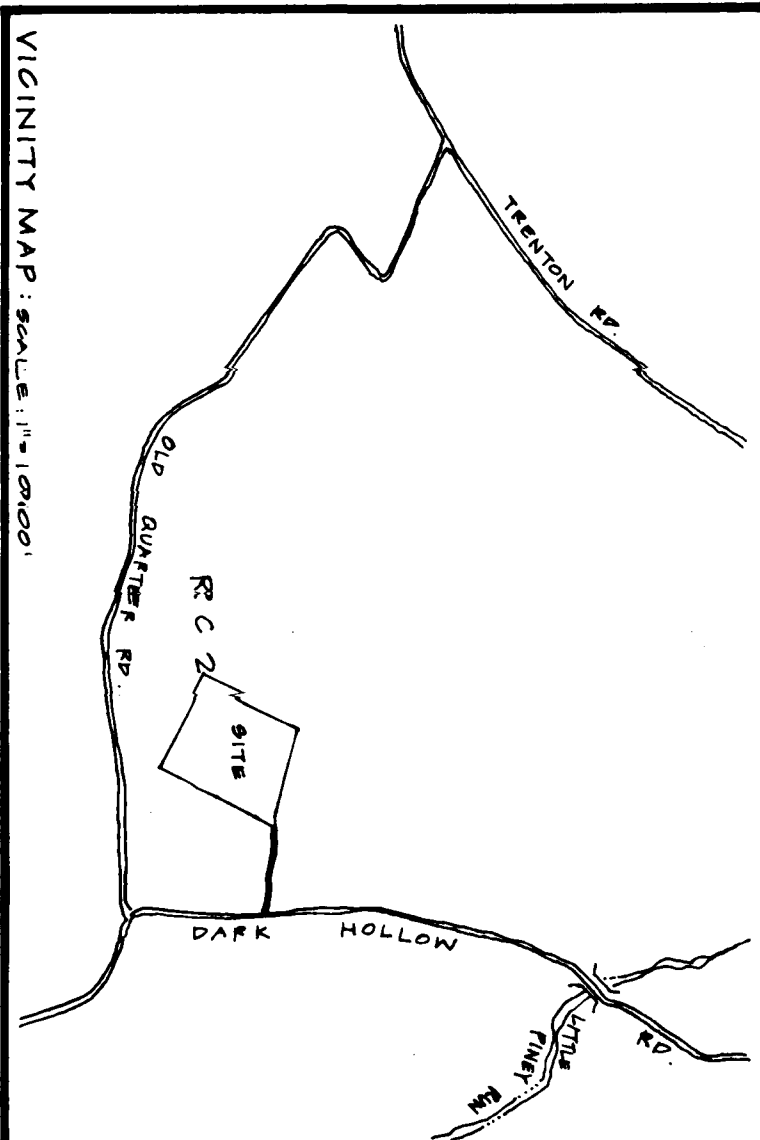
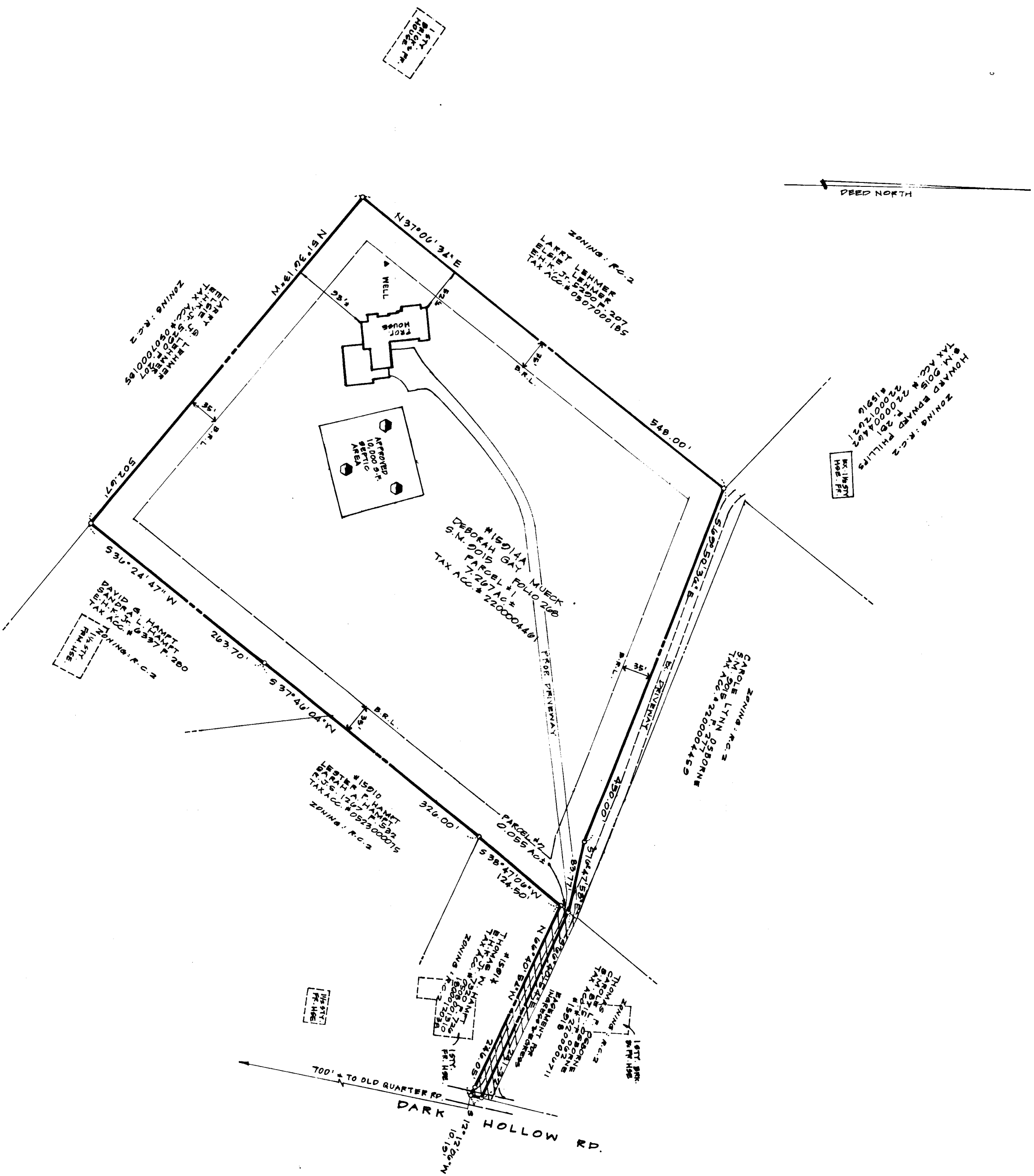
EAST OF  
ARCADIA

SHEET

N.W.  
25-J

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

99-269.SPH



- NOTES:
1. CURRENT ZONING: R.C. 2 (B.C. ZONING MAP: NW 25 J)
  2. TAX MAP: 25 BLOCK: 18 PARCEL: 270
  3. AREA OF SITE: 7.322 AC.
  4. SEE ZONING CASE # 80-776-SPH (SPECIAL HEARING)

WHEREAS, it is ordered by the zoning commission of Baltimore County that the petitioners, DEBRON GAY MUSECK and DEBRON GAY MUSECK, be and is hereby RECOMMENDED, subject, however, to the following restrictions which are conditions precedent to the grant of the petition:

- 1) The petitioners may apply for their building permit and be granted same upon receipt of this order; however, the petitioners are hereby notified that any building erected at this time is at their own risk until such time as the 30-day appeal process from this Order has expired. If, for whatever reason, this Order is reversed, the petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Pursuant to Section 502.2 of the B.C. Z.O. 2, the petitioners are hereby notified that any building erected at this time is at their own risk until such time as the 30-day appeal process from this Order has expired. If, for whatever reason, this Order is reversed, the petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 3) When applying for a building permit, the petitioners shall submit a site plan and landscaping plan filed with the zoning commission and set forth and address the restrictions of this order.

*Robert Haines*  
 ROBERT HAINES  
 Zoning Commissioner  
 for Baltimore County

26.9

# PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING #15914A DARK HOLLOW ROAD

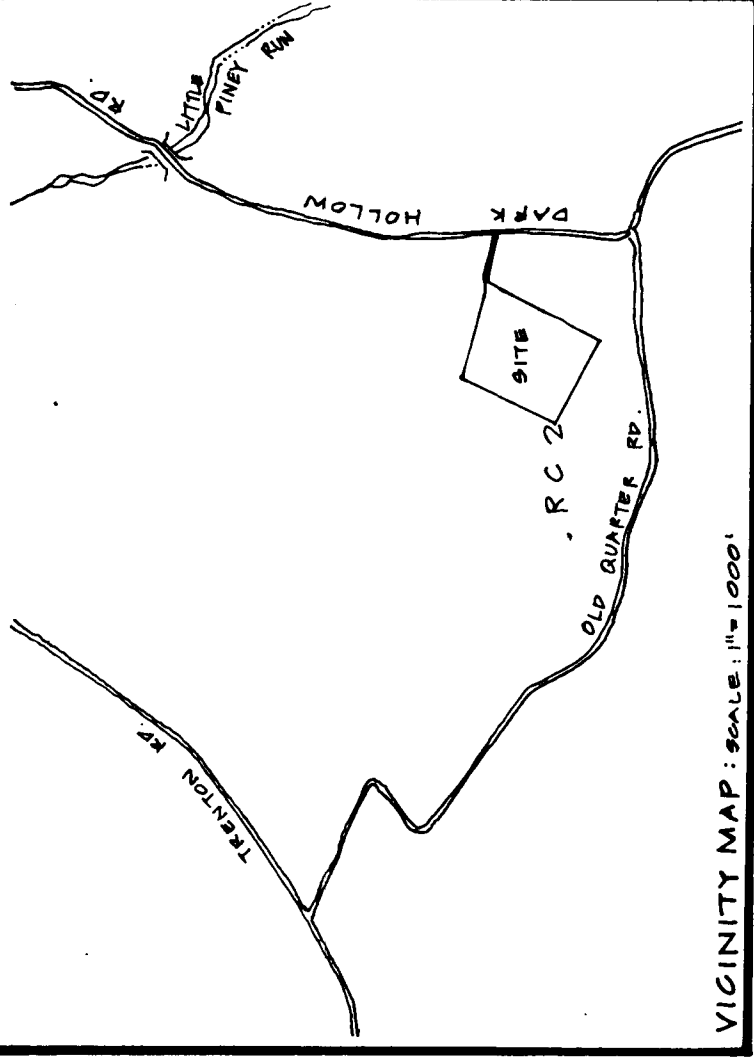
5TH ELECTION DISTRICT  
 CONGRESSIONAL DISTRICT 3  
 SCALE: 1"=100'  
 OWNER:  
 DEBRON GAY MUSECK  
 611 STEAKERS ROAD  
 SYKEVILLE, MD. 21794

BALTIMORE COUNTY, MARYLAND  
 CONSTITUTIONAL ACT: 4050  
 DATE: NOVEMBER 15, 1998

99-269-SPH



PREPARED BY:  
 A.L. SNEYDER  
 SURVEYOR, INC.  
 1211 HANOV AIR PIKE  
 HAMPSHIRE, MD. 21074  
 PHONE: 410-723-7744



- NOTES:
1. CURRENT ZONING: R.C.2 (R.C. ZONING MAP: NW 253)
  2. TAX MAP: 25 BLOCK: 18 PARCEL: 276
  3. AREA OF SITE: 7.322 AC±
  4. SEE ZONING CASE #90-76-SPH (SPECIAL HEARING)

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of November, 1999 that the petition for Special Hearing to approve the non-density transfer of the subject property to two building lots in an R.C. 2 zone, in accordance with petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the said grant:

- 1) The petitioners may apply for their building permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is rescinded, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Pursuant to Section 502.2 of the R.C.2.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Robert Hines*  
 ROBERT HINES  
 Zoning Commissioner  
 for Baltimore County

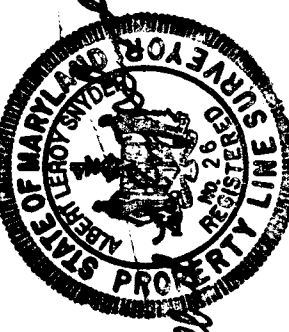
269

# PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING #15914A DARK HOLLOW ROAD

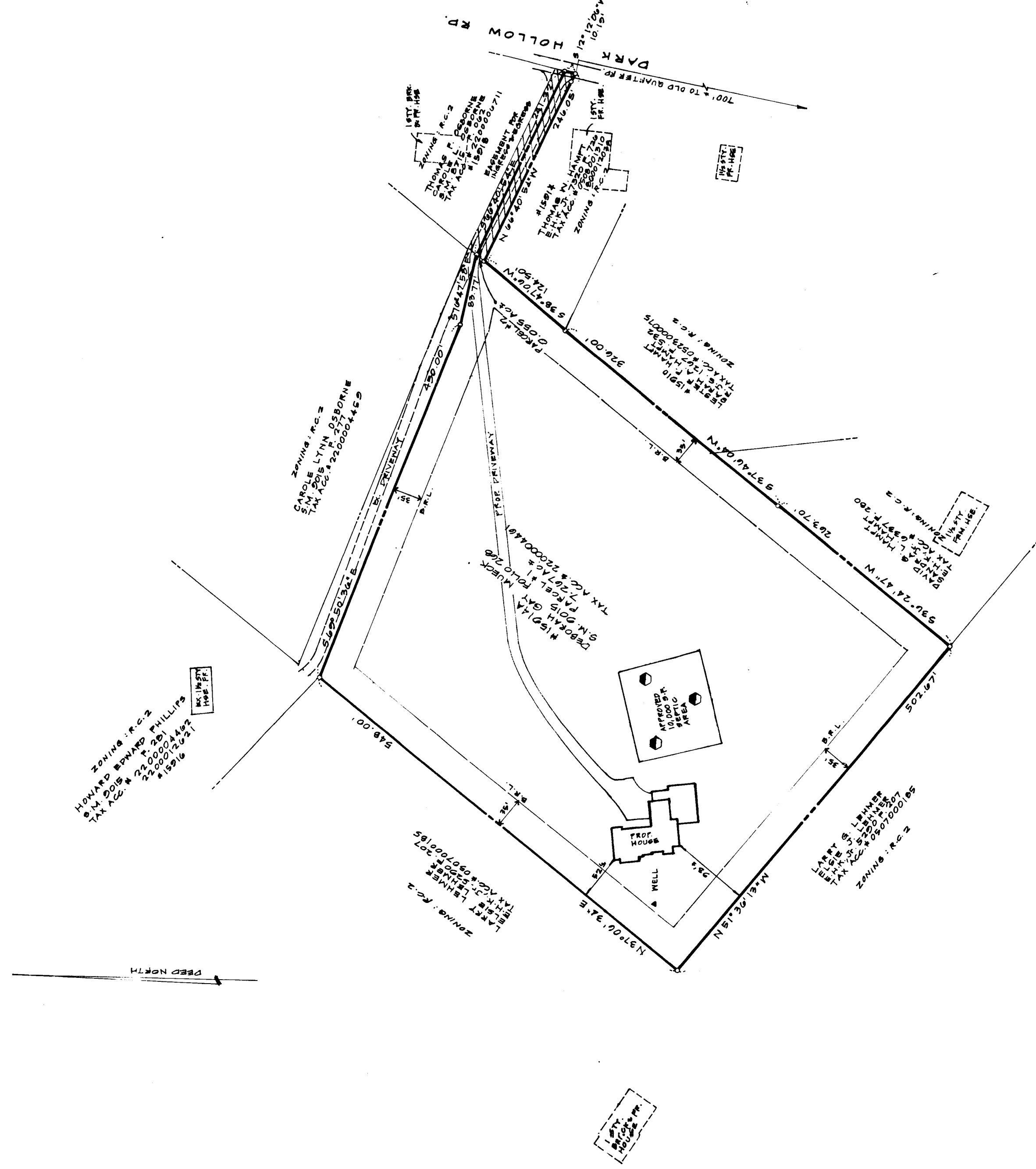
5TH ELECTION DISTRICT  
 COUNCILMANIC DISTRICT: 3  
 SCALE: 1"=100'  
 DATE: NOVEMBER 18, 1999

OWNER:  
 DEBORAH GAY MUECK  
 611 STEAKER ROAD  
 SYKEVILLE, MD. 21784

PREPARED BY:  
 A.L. SNYDER  
 SURVEYOR, INC.  
 1211 HANOVER PIKE  
 HAMPSTEAD, MD. 21074  
 PHONE: 410-239-7744

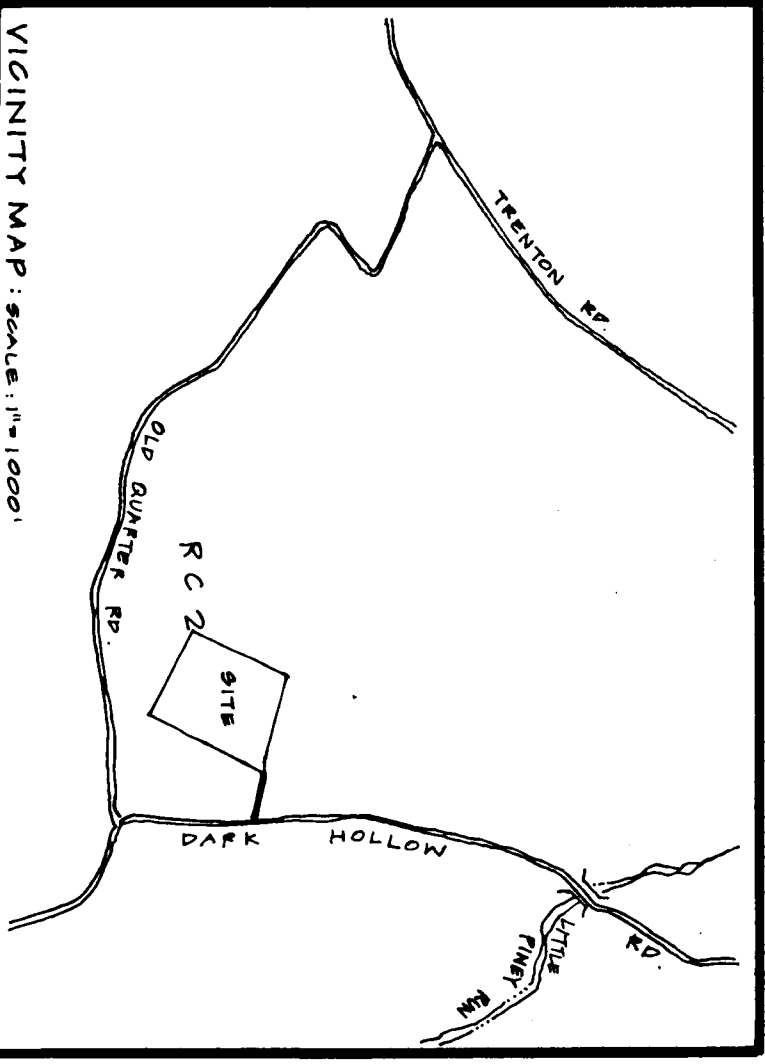


99-269-SPH



10/1/99





VICINITY MAP: SCALE: 1"=1000'

- NOTES:
1. CURRENT ZONING: R-C-2 (P.C. ZONING MAP: NW 25.3)
  2. TAX MAP: 25 BLOCK: 16 PARCEL: 270
  3. AREA OF SITE: 7.322 A.C.
  4. SEE ZONING CASE # 80-70-SFH (SPECIAL HEARING)

WHEREFORE, IT IS ORDERED by the Zoning Commission for Baltimore County this 14th day of November, 1989 that the petition for special hearing to approve the non-density transfer of the subject property to two building lots in an R-C-2 zone, in accordance with petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the said grant:

- 1) The petitioners may apply for their building permit and be granted same upon receipt of this Order; however, petitioners are hereby made aware that proceeding at this time is at their own risk with such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Pursuant to Section 502.2 of the B.C.R., a new deed incorporating reference to this case and the restrictions and conditions set forth in this Order shall be recorded among the land records of Baltimore County within sixty (60) days of the date of this order and a copy of the recorded deed shall be forwarded to the Zoning Commissioner for inclusion in the case file.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

*Robert Raines*  
 ROBERT RAINES  
 Zoning Commissioner  
 for Baltimore County

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# PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING #15914A DARK HOLLOW ROAD

5TH ELECTION DISTRICT  
 COUNCILMANIC DISTRICT: 3  
 SCALE: 1"=100'  
 OWNER:  
 DEBORAH GAY MUECK  
 611 STRAKER ROAD  
 STYREVILLE, MD. 21784

BALTIMORE COUNTY, MARYLAND  
 CENSUS TRACT: 4050  
 DATE: NOVEMBER 18, 1989



PREPARED BY:  
 A. L. SNYDER  
 SURVEYOR, INC.  
 1011 HANOVER PIKE  
 HAMPSHIRE, MD. 21074  
 PHONE: 410-239-7744

99-269-SFH